



# **NORTH PARK PLANNING COMMITTEE**

[northparkplanning.org](http://northparkplanning.org)

## **URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE**

**DRAFT MINUTES: Monday, April 3, 2017 – 6:00 p.m.**

**North Park Recreation Center / Adult Center, 2719 Howard Avenue**

### **I. Parliamentary Items**

- A. Call to Order at 6:15pm  
*NPPC Board Members: Peter Hill (Chair), Daniel Gebreselassie, Dionne Carlson, Community Voting Members: Erinie Bonn, Rob Steppke*
- B. Modifications & Adoption of the Agenda – *Carlson/ Steppke (5/0/0)*
- C. Approval of Previous Minutes: Feb. 6, 2017 - *Steppke / Hill (4/0/1)*
- D. Announcements  
*Carlson: Moved to the end of the meeting*

### **II. Non Agenda Public Comment (2 minutes each).**

*None*

### **III. Action/Information**

#### **A. Tentative Map - 4211-4213 Utah St. - Action**

(Process 4) Tentative Map for the creation of 6 residential condominium units within a three-story, 13,801 square feet residential structure currently under construction and to waive the requirements to undergrounding utilities. The 0.16-acre site is located at 4211 and 4213 Utah Street in the MCCPD-MR-800B zone(s) of the Greater North Park Community Plan area within Council District 3.

*Presentation: Maggie Roland, Project Representative.*

*Permits have been pulled for demolition and this project is approved for apartment units. This project was started by a different developer and acquired by current applicant.*

*Public & Board Comments focused on process for city approval, and on the lack of community input the process provides.*

***Motion: Board recommends denial of tentative map for creation of 6 residential condominiums at 4211-4213 Utah St. on the basis of lack of community input.***

*Steppke / Gebreselassie – (5/0/0)*

#### **B. Forum – Info on Proposed Building Demolition: Indiana St. – Info**

Save Our Heritage Organisation (SOHO) informational presentation on proposed demolition of:

3688 Indiana St.- single family house and duplex (PTS 510985\*\*);

3694 Indiana St. – single family house (PTS 511016\*\*)

This is an informational forum hosted by the North Park Planning Committee (NPPC).

The NPPC will not be voting on this issue at this meeting.

*\*\*For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensd.sandiego.gov/web/approvals/>*

Amie Hayes, historic resources specialist with SOHO provided a brief presentation on the project. The demolition was reviewed by SOHO about a year ago and 2 of the buildings were found historically significant by SOHO. San Diego City staff also agree that one of the buildings is historically significant.

There were attempts to relocate the buildings to a different location by SOHO. In attendance was Joaquin Castro with Castro Equipment, an expert in relocating historic homes. He had found a place to relocate the homes, but couldn't convince the church to provide additional time necessary to move the homes. The church did not think that it will be in accordance with time line for the project.

According to the City Attorney's office and the State of California asserting religious exemption is legal grounds for the demotion to go forward. Rob, pointed out that there was a similar issue with a different church about 10 years ago in North Park.

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*Public Comments:*

*Amy: The church is going to use the land after demolition as a parking lot.*

*Terry: The church had a project model at the last Greek Festival showing buildings on the site and on other church property between Park Blvd, Indiana St., and Cypress St.*

*Marty: Looked at the permit for the demolition and saw a developer's name as an applicant*

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*Board Q&A: Ernie asked to have contact information for the church*

*Dionne Carlson has contacted Toni Atkins's, Chris Ward's, and Todd Gloria's regarding this matter and encouraged everyone to contact their elected representatives. The church exemption rule should be changed to accommodate relocation of historical homes. There is also a petition on Nextdoor North Park website asking the church to reconsider demolition that will be happening in few days.*

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**IV. Announcement:** *Dionne Carlson: Mayor Kevin Faulcomer at the HRB delivered or had a letter put on desks at DSD appointing a BIA representative (McCullough) to replace Courtney Coyle as HRB Chair, David moved Coyle aside and declared to the room that she had served as an "interim chair", but now he was in control. Priscilla Berge was replaced by Richard Tom Larimer a frequent absentee and opposed by NHPC. There were also only 6 HRB voting members at the meeting, so there couldn't be zero dissenters on the designation. Objections by Marie Lia and Scott Moomjian were shot down by McCullough and Mr. Winter. Dionne Carlson asked for individuals to contact Barbara Bry and other City Councilmembers and explain what happened and ask to vote against Larimer's confirmation to join the HRB board.*

**V. Information:** None

**VI. Unfinished, New Business & Future Agenda Items:**

**VII. Adjournment** (7:34 pm)

**Next Urban Design-Project Review Subcommittee meeting date: Monday, May 1, 2017**

For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org) or (619) 846-2689.

**\* Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.

**Community Voting Members:** North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.

**North Park Planning Committee** meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on April 18, 2017.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



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